051.A	0003	0010.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	666,800	/	666,800
USE VALUE:	666,800	/	666,800
ASSESSED:	666,800	/	666,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #: B10

Owner 1:	MATSON JOHN P &
Owner 2:	MILLER PATRICIA C
Owner 3:	
Street 1:	82 SUMMER ST #B10
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAO JIANZHONG & -
Owner 2:	HUO NAN -
Street 1:	82 SUMMER ST #B10
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2085 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	666,800			666,800
Total Card	0.000	666,800			666,800
Total Parcel	0.000	666,800			666,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.81 | /Parcel: 319.8

Legal Description

User Acct

230585

GIS Ref

GIS Ref

Insp Date

05/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 051.A-0003-0010.0

!14581!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	655,000	0	.		655,000	655,000	Year End Roll	12/18/2019
2019	102	FV	639,700	0	.		639,700	639,700	Year End Roll	1/3/2019
2018	102	FV	583,000	0	.		583,000	583,000	Year End Roll	12/20/2017
2017	102	FV	523,900	0	.		523,900	523,900	Year End Roll	1/3/2017
2016	102	FV	523,900	0	.		523,900	523,900	Year End	1/4/2016
2015	102	FV	502,600	0	.		502,600	502,600	Year End Roll	12/11/2014
2014	102	FV	478,800	0	.		478,800	478,800	Year End Roll	12/16/2013
2013	102	FV	478,800	0	.		478,800	478,800		12/13/2012

PRINT

Date	Time
12/11/20	04:25:03

LAST REV

Date	Time
05/07/18	13:28:43

danam

14581

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAO JIANZHONG &	58953-359		4/24/2012		503,000	No	No		
BARRETT CLAUDIA	43693-337		9/10/2004		488,000	No	No		
QUAGAN CLAUDIA	40704-587		9/2/2003	Family	1	No	No		
MODERN CONTINEN	33909-112		10/26/2001		399,900	No	No	4	
VILLAGE AT CUTT	31235-447		3/22/2000		2,420,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	Measured	DGM	D Mann
7/23/2012	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6065																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2001	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I - Interior
Total Units:	
Floor:	1 - 1st Floor
% Own:	4.590000153
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	5.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.4	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.78776979
Const Adj.:	1.04989493
Adj $ / SQ:	202.634
Other Features:	67764
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704889
Depreciation:	38064
Depreciated Total:	666825

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	289.77
Special Features:	0	Val/Su Net:	284.59
Final Total:	666800	Val/Su SzAd	319.81

SKETCH

Undisplayed Areas:
GLA: 2085
WDK: 258

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,085	202.630	422,491
WDK	Deck	258	10.370	2,675

Net Sketched Area:	2,343			Total:	425,166
Size Ad	2085	Gross Are	2343	FinArea	2085

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.A-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc